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# 1. Land Use

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*It is surprising how these towns grow upon one. Already the Angel's Hotel seemed like home to me and after an excellent dinner, I joined the loungers on the side-walk and became one of a row, seated on chairs tilted at various angles against the wall of the hotel. And there I dozed, watching the passing show between dreams; for in the evening when the electric lights are on, there is a sort of parade of the youth and beauty of the town, up and down the winding street.*

*A Tramp Through the Bret Harte Country, 1914,  
by Thomas Dykes Beasley*

## **Requirements**

The land use element is a required element of the general plan and is considered to be the most important element of the general plan. All other elements of the general plan relate directly to the land use element.

Government Code Section 65302(a) states that a general plan shall include a land use element that designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land.

The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan.

The land use element shall identify areas covered by the plan that are subject to flooding and shall be reviewed annually with respect to those areas.

The land use element shall designate, in a land use category that provides for timber production, those parcels of real property zoned for timberland production pursuant to the California Timberland Productivity Act of 1982, Chapter 6.7 (commencing with Section 51100) of Part 1 of Division 1 of Title 5. It is noted that there are no commercially

significant timberlands located within the Angels City Limits. Therefore, this land use designation is inapplicable to Angels Camp.

## Projected Population Trends through 2020

The resident population of Angels Camp on January 1, 2005, was estimated by the California Department of Finance at 3,537 individuals<sup>1</sup>. The average annual growth rate for Angels Camp has varied widely throughout its history - from a population decline of 0.28% to a population increase of 5.25% as described in the following paragraphs.

The California Department of Finance (DOF) projects that Calaveras County will grow from a population of 40,890 in 2000 to a population of 59,691 in 2020<sup>2</sup> - a population increase of 46% over 20 years (an average annual population increase of 940± individuals, or an average annual growth rate of approximately 2.3%) for the period between 2000 and 2020.

However, while the Department of Finance provides annual population *estimates* for cities, it does not provide population *projections* for cities the size of Angels Camp. And, the growth rate in Angels Camp historically has not followed that of the county (being both above and below the county growth rate throughout history). Therefore, the city must rely on other guides to project population growth trends through the year 2020. These guides include, but are not limited to:

- Historical Population Growth Trends for the City
- The Regional Housing Needs Allocation Study, 2001-2008 (RHNA)
- The City's Water and Wastewater Master Plan

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<sup>1</sup> Table E-1 City/County Population Estimates with Annual Percentage Change January 1, 2004 - January 1, 2005, California Department of Finance, Sacramento, CA May, 2005

<sup>2</sup> State of California, Department of Finance, *Population Projections by Race/Ethnicity, Gender and Age for California and Its Counties 2000-2050*, Sacramento, California, May 2004 - Calaveras County 2000, 2020

**Historical Population Growth Trends**

<b>Table 1-1</b> <b>Historical Population Growth 1912-2000/a/</b> <b>City of Angels (Incorporated 1912)*</b>				
Year	Population	Change from Preceding Census Year		
		# Persons	10 Yr. % Change	Gross Annual Growth Rate
1912*	4,000	--	--	--
1920	941	-3,059	--	--
1930	915	-26	-2.8%	0.28%
1940	1,163	+248	+27.1%	2.71%
1950	1,147	-16	-1.4%	0.14%
1960	1,121	-26	-2.3%	0.23%
1970	1,710	+589	52.5%	5.25%
1980	2,302	+592	34.6%	3.46%
1990	2,409	+107	4.6%	0.46%
2000	3,004	+595	24.7%	2.47%

/a/ Source: Historical Census Populations of Places, Towns and Cities in California, 1850-1990; California Department of Finance

<b>Table 1-2</b> <b>Gross Annual Average Population Variations 1912-2000</b> <b>City of Angels/a/</b>	
80-year gross annual average (1920-2000)	1.71%
50-year gross annual average (1950-2000)	2.25%
20-year gross annual average (1980-2000)	3.20%
10-year gross annual average (1990-2000)	1.47%

/a/ Derived from Table 1-1

<b>Table 1-3</b> <b>Recent Population Trends 2001-2005/a/</b>			
<b>Year</b>	<b>Population Estimate</b>	<b>Change from Preceding Year</b>	<b>% Change from Previous Year</b>
2001	3,153	+149	4.96%
2002	3,307	+154	4.88%
2003	3,392	+85	2.57%
2004	3,494	+102	3.00%
2005	3,537	+43	1.23%
<b>5-Year Average Annual Growth Rate</b>			<b>3.33%</b>

/a/ Source: State of California, Department of Finance, *E-4 Population Estimates for Cities, Counties and the State, 2001-2005, with 2000 DRU Benchmark*. Sacramento, California, May 2005.

### **Regional Housing Needs Allocation Study**

Another guide for projecting the city's growth rate may be found in the city's Housing Element (**Chapter 2**). That element is based on projections in support of the Regional Housing Needs Allocation (RHNA) Study covering a period of 7.5 years from January 1, 2001 through June 30, 2008 for the counties of Alpine, Amador, Calaveras and Tuolumne. The RHNA is based on regional population projections for the four counties adjusted for net migration, births and deaths.

The RHNA projections call for 282 new housing units for a 7.5 year period in Angels Camp between 2001 and 2008. Household size in Angels Camp averages 2.34 persons and comprises 33.4% of total units. Family size in Angels Camp averages 2.82 persons and comprises 66.6% of total units. Therefore, 282 housing units is equivalent to a population increase of approximately 750 persons over a 7.5 year period (or an average of approximately 100 new persons annually). This equals a gross annual average growth rate of approximately 3%.

### **City Water and Wastewater Master Plan**

The city's water and wastewater master plans are based on growth projections of 2% annually. This growth rate is fiscally conservative, to ensure expansion and upgrades are not dictated before capital improvement funds derived from development are available. The plans include provisions for monitoring the city's population growth rate and for considering adjustments to the water and wastewater master plans should growth exceed 2%.

### **Other Population Issues**

As noted in the Public Facilities & Services Element and the Parks & Recreation Element of the General Plan, the population of Angels Camp is not directly related to resident population. Non-residents including weekday workers, shoppers and visitors also contribute to the city's total population and demands on various services (e.g., police, fire, parks and recreation facilities, roads). As described in the Public Facilities & Services and Park and Recreation Elements, this non-resident population can increase the city population to nearly double (excluding special events such as the Frog Jump where the population may further increase). Therefore, this general plan also must address the demands of a non-resident population.

### **Summary and Conclusions**

Historically, city growth rates have reached a high of 5.25%. Through 2020, Calaveras County's population is expected to increase by approximately 2.3% annually - although the city's growth rate has not always mirrored that of the county. The city's housing needs projections are based on regional figures indicating an annual growth rate of approximately 3.0%. The city's water and wastewater management plans are based on a 2% growth rate (with provisions for reassessing those growth rates). Growth rates based on population estimates from the California Department of Finance indicate that city population has averaged a growth rate of 3.3% between 2001 and 2005.

The planning horizon for Angels Camp 2020 General Plan is the year 2020 - a plan addressing the next 15± years. Historically, the city annual average growth rate over a 20-year period has been 3.2%. Given the long-term resident population growth trends of the city historically (approximately 3.2% over 20 years), the regional trends as reflected in the city's regional housing needs allocation study (approximately 3.0%), and the California Department of Finance population estimates of growth of approximately 3.3% annually from 2001-2005; the city should plan for a resident population annual average growth rate ranging between approximately 3.0% and 3.3% for the 15-year planning period. While actual resident population growth trends may sometimes exceed and sometimes fall short of this actual growth rate in any given year; this projected growth rate has proven reliable historically (for the long-term), regionally (in the moderate-term) and locally (in the short-term).

Population figures for planning services involving police, fire, roads, park and recreation facilities and similar services used by both resident and non-resident population should rely on population figures above those of the resident population projections.

Finally, the city intends to establish a Growth Management /Infrastructure Allocation Program (**Program 1.A.g**). Preparation of that plan may result in further refinements to growth projections provided herein.

Therefore, while the Angels Camp 2020 General Plan is based on a projected resident population average annual growth rate between 3.0 and 3.3%, the following population projections (**Table 1-4**) are provided as a guide for future refinements to resident population projections and to address desirable service levels for services subject to the demands of both a resident population and a non-resident population.

<b>Table 1-4 Projected 2020 Resident Population/a/</b>		
	<b>% Annual Average Growth Rate</b>	<b>Projected 2020 Population</b>
<b>Low Projection</b>	<b>2%</b>	<b>4,598</b>
<b>General Plan 2020 Resident Population Projection</b>	<b>3%</b>	<b>5,129</b>
	<b>3.3%</b>	<b>5,288</b>
<b>High Projection</b>	<b>4%</b>	<b>5,659</b>
	<b>5%</b>	<b>6,190</b>
	<b>Average (3.5%)</b>	<b>5,394</b>

/a/ Projected from 3,537 base population in 2005, California Department of Finance Population Estimates for Cities

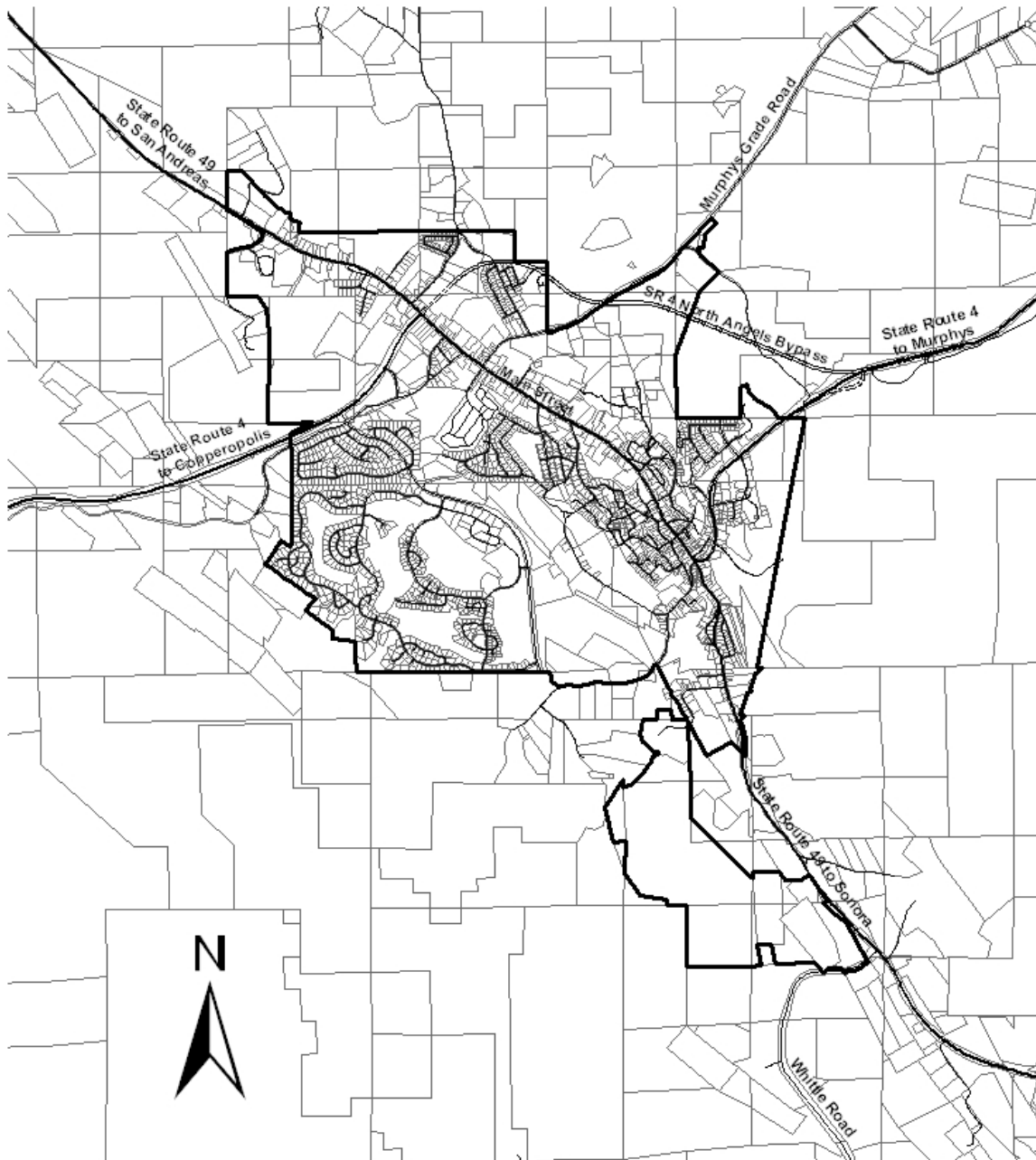
## Land Use

Land use designations within Angels Camp are described at the end of this element. Angels Camp General Plan 2020 Land Use Map is **Map 1A**.

## Planning Area

Angels Camp 2005 city limits are illustrated in **Figure 1-1**. The Angels Camp Primary and Secondary Spheres of Influence are found in **Map 1B**. The Angels Camp Area of Interest / Comment is found in **Map 1C**.

**Figure 1-1 City Limits**  
**Angels Camp**  
**City Limits**



## GOALS, POLICIES AND IMPLEMENTATION PROGRAMS

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### General Land Use

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**Goal 1A** Provide a well-organized and orderly development pattern that maintains and enhances Angels Camp's social, economic, cultural, environmental, and aesthetic resources while managing growth so that adequate facilities and services can be provided in pace with development.

#### Policies

- 1. A.1** Ensure an adequate amount of land planned to accommodate the anticipated population growth in areas where the appropriate level of services are or can be made available.
- 1.A.2** Make efficient use of land and promote a functional development pattern with varied and compatible land uses.
- 1.A.3** Ensure that the extent of development shall be related to the property's environmental constraints.
- 1.A.4** Protect the public, existing and planned land uses, and the environment from potential identified hazards.

#### Implementation Programs

- 1.A.a** **Establish, Maintain and Update Zoning Districts**  
Establish and maintain new zoning districts and update existing zoning district regulations consistent with the density and intensity standards and purposes established in this element (See **Tables 1-1, 1-2 and 1-5**).

**Related Programs:** 1Ab (Land Use), 1Ca (Land Use), 4Di (Conservation & Open Space), 8Af (Cultural Resources), 8Ag (Cultural Resources), 10Ad (Economics), 11Ba (Community Identity), 11Da (Community Identity)

- 1.A.b** **Continue to Conduct Reviews of the Angels Camp Municipal Code and General Plan for Consistency**  
Continue to conduct reviews of the Angels Camp 2020 General Plan and Municipal Code once every three years to ensure consistency between the General Plan and the City of Angels Municipal Code.

**Related Programs:** 1Aa (Land Use), 2Ba (Housing)



**1.A.c      Monitor Land Availability**

Monitor the supply of land available within the city for future development to ensure that there is an adequate supply available to implement the goals, policies and programs of the general plan. Monitoring may be accomplished by updating the city's geographic information system land use files when rezoning or general plan amendments are approved. The city will achieve this objective through implementation of the following programs:

- a. Prepare a map of vacant parcels throughout the city and make the map available for developers at the Angels Camp Community Development Department public counter and/or on the city's website
- b. Update the vacant parcels map at least once every three years

**Related Programs:** 1Ea (Land Use), 10Aa (Economics)

**1.A.d      Establish Criteria for General Plan Amendments**

In reviewing an application to amend the General Plan 2020 Land Use Map, the Angels Camp Planning Commission and City Council shall consider the overall consistency of the proposal with the goals, objectives and policies of the general plan including, but not limited to:

- a. Physical, social, or economic factors that were not considered at the time of general plan adoption, and the evaluation of the proposal based on the new information
- b. Existing reasonable alternative sites in the vicinity that are planned for the use and can accommodate the proposal
- c. The potential for the proposal to adversely affect community character
- d. The effect of the proposal on the fiscal health of the city

**1.A.e      Maintain a Special Planning General Plan Land Use Designation and Establish Standards for and Require Specific Plans**

Adopt standards and guidelines for the contents of specific plans consistent with California Government Code Section 65450 *et seq.* for lands designated as Special Planning (SP) on the General Plan 2020 Land Use Map that are more than 20 acres in size and addressing, at a minimum:

- a. Proposed distribution, extent and uses of land including open space
- b. Proposed extent, intensity and distribution of major components of public transportation, sewage, water drainage, solid waste disposal, energy, water service, emergency services and other essential services
- c. Standards for approving development and for conservation of resources
- d. Proposed program of implementation measures
- e. Statement describing the specific plan's relationship to the general plan

Establish criteria for designating land annexed to the city as Special Planning (SP) and requiring preparation of a specific plan including, but not limited to:

- f. Annexations initiated by a private entity where a site development plan has not already been approved on land exceeding 20 acres in size
- g. General plan amendments on sites exceeding 20 acres in size

**Related Program:** 2Ac (Housing)

**1.A.f     Consider Establishing a Redevelopment Agency to Assist in the Provision of Affordable Housing, to Fund Infrastructure Improvements, and to Achieve Other City Goals Identified in the General Plan**

Consider establishing a redevelopment agency and plan, or similar mechanism, to assist in:

- a. The provision of affordable housing
- b. Funding infrastructure improvements that may be necessary for the provision of affordable housing or economic development
- c. Funding water and wastewater infrastructure improvements
- d. Funding fire and medical protection infrastructure improvements (e.g., upgrading fire hydrants, increasing fire flow)
- e. Funding park infrastructure and related improvements (e.g., sidewalk construction, facilities for low-impact modes of transportation)
- f. The provision of infrastructure improvements supporting public works facilities (e.g., sidewalks, drainage facilities)
- g. The rehabilitation of historic properties
- h. Promoting economic development (e.g., undertaking commercial area enhancements, improving and/or expanding parking facilities, establishing a commercial/retail facade loan program, undertaking gateway beautification projects, undertaking curb, gutter and sidewalk replacement and repair, providing and/or improving restroom facilities, conducting a historic inventory)

The preceding activities are subject to redevelopment law restrictions and requirements. The city should hold at least one public forum to discuss the establishment of a redevelopment agency prior to 2009.

**Equivalent Programs:** 2Cf (Housing), 7Ab (Public Facilities & Services), 7Bc (Public Facilities & Services), 7Cb (Public Facilities & Services), 7Eb (Public Facilities & Services), 7Fa (Public Facilities & Services), 7Ha (Public Facilities & Services), 8Bp (Cultural Resources), 10Al (Economic Development), 12Ea (Parks & Recreation)

**1.A.g      Establish a Growth Management /Infrastructure Allocation Program**

Establish a growth management program, including investigation of a growth management ordinance, to achieve the following goals:

- a. Encourage a cohesive pattern of urbanization that balances competing interests, including the need for additional housing and related development, and the community desire to maintain community character, ensure adequate public facilities, and provide public open spaces for recreation, economic development and maintenance of scenic resources
- b. Ensure all new development provides the necessary infrastructure and public facilities required to support the development
- c. Provide the framework to phase and pace growth so as to minimize its fiscal and environmental impacts, and ensure concurrency between growth, infrastructure and services
- d. Provide for the accommodation of the city's fair-share housing allocations to meet the needs of all segments of the community
- e. Establish a growth management program that is consistent with the general plan
- f. Assure that the rate of population growth will not exceed the average annual growth rates established in the general plan, so that new development occurs concurrently with necessary infrastructure and public service improvements
- g. Ensure that adequate wastewater facilities and services are available to meet the needs of existing and new development
- h. Provide sufficient quantities of water for residents and businesses

In conjunction with this program, prepare a growth allocation study, jobs/housing balance study to determine a healthy balance between job growth, labor force, affordable housing, wages and the appropriate allocation of water and sewer connections necessary to achieve this balance. In addition, include an economic implementation program to assure that all aspects of the program are accomplished.

**Equivalent Program:** 7Ae (Public Facilities & Services), 7B1 (Public Facilities & Services)  
10Ae (Economic Development)

**Related Programs:** 2Bf (Housing), 2Bh (Housing), 4Gh (Conservation & Open Space), 6Ef (Safety), 7Ba (Public Facilities), 7Bh (Public Facilities), 7Bk (Public Facilities), 7Bj (Public Facilities)

**1.A.h      Consider the Use of a General Plan Consistency Checklist to Assist  
Developers with Project Design Consistent with the General Plan**

Consider developing and using general plan consistency checklists to assist developers in designing projects consistent with the general plan. A sample consistency checklist is included in **Appendix 1A**.

## Land Use Compatibility

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**Goal 1B** Minimize conflicts between adjacent land uses as necessary to maintain natural, scenic, recreational and cultural resources, rural character and the quality of life in Angels Camp while recognizing the economic, social, health and safety needs of the community.

### Policies

- 1.B.1** Protect significant mineral resources from incompatible land uses and promote their efficient use consistent with the requirements of state law while maintaining the natural, scenic, recreational and cultural resources and rural character of Angels Camp.
- 1.B.2** Protect life and property from identified flood hazards.
- 1.B.3** Continue to identify and implement land use strategies to protect life and property from fire hazards.
- 1.B.4** Protect public facilities from encroachment by incompatible land uses.
- 1.B.5** Continue to recognize the opportunities and constraints created by public lands<sup>3</sup> in and around Angels Camp and integrate these elements into the city's land use planning decisions.

### Implementation Programs

- 1.B.a. Maintain Compatible Land Uses**  
Continue to avoid locating noise-sensitive land uses near major noise sources when updating the general plan, evaluating general plan land use amendments, adopting implementing ordinances and when updating the goals, policies and implementation programs of the Angels Camp General Plan's **Noise (Chapter 5), Circulation (Chapter 3), Housing (Chapter 2) and Conservation and Open Space (Chapter 4)** Elements.

**Equivalent Program:** 5Ah (Noise)

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<sup>3</sup> Examples of public lands in and around Angels Camp include: U.S. Bureau of Reclamation (New Melones), fairgrounds, U.S. Bureau of Land Management

**1.B.b Create and Maintain Mineral Resources Maps and Database**

Create and maintain mineral resource maps and a database, for the city's sphere of influence, identifying significant mineral resources as designated by the California Geological Survey pursuant to the statewide mineral classification system. Update land use maps as new information becomes available from the California Geological Survey relative to mineral resources in and around the city.

**Equivalent Program:** 4Aa (Conservation and Open Space)

**Related Programs:** 1Bc (Land Use), 1Bd (Land Use), 4Ab (Conservation and Open Space), 4Ac (Conservation and Open Space), 4Ad (Conservation and Open Space)

**1.B.c Promote Compatibility Between Significant Mineral Resource Areas and Nearby Non-Mining Land Uses**

The city shall strive to reduce conflicts between *Significant Mineral Resource Areas* and non-mining uses through the implementation of the following:

- a. Review and comment on all county surface mining and reclamation plans and applications for mining-related activities located within the city's area of interest.
- b. Revise Title 17 of the City of Angels Municipal Code to increase the minimum acreage required for mining activities from 5 acres to 40 acres, unless otherwise exempted pursuant to Public Resources Code 2714 (Surface Mining and Reclamation Act of 1975 - Public Resources Code 2710 *et seq*)
- c. Revise Title 17 and Chapter 8.36 of the City of Angels Municipal Code to require a conditional use permit for mining activities within the city limits, with an exception for tourist-related mining activities (e.g., minor gold panning activities)
- d. Establish minimum setbacks between significant mineral resource areas and non-mineral resource lands
- e. Require discretionary review of non-mining uses on designated significant mineral resource areas

Mitigate impacts of mine operations on planned and existing city roads

**Equivalent program:** 4Ab (Conservation and Open Space)

**Related Programs:** 1Bb (Land Use), 1Bd (Land Use), 4Aa (Conservation and Open Space), 4Ac (Conservation and Open Space), 4Ad (Conservation and Open Space)

**1.B.d Coordinate with the California Geological Survey and Calaveras County to Avoid Adverse Impacts Associated with the Designation of Mineral Resource Zones (MRZ-2) Within or Adjacent to the City**

The city shall continue to keep apprised of new studies from the California Geological Survey regarding the classification of mineral lands in Calaveras County. Should Calaveras County's mineral resource lands be formally evaluated and should the State Geologist propose to designate land within or adjacent to the city as *Significant Mineral Resource Areas*, then the city should review such proposals for compatibility with its existing and proposed land uses and coordinate with the state to refine proposed designations of significant mineral resource areas that could clearly conflict with existing or planned land uses within or adjacent to the city.

**Equivalent Program:** 4Ac (Conservation and Open Space)

**Related Programs:** 1Bb (Land Use), 1Bc (Land Use), 4Aa (Conservation and Open Space), 4Ab (Conservation and Open Space), 4Ac (Conservation and Open Space), 4Ad (Conservation and Open Space)

**1.B.e Designate Identified Flood Hazard Areas as Resource Management/Open Space**

Designate flood hazard areas, as identified by the Federal Emergency Management Agency or as refined through local studies, as Resource Management ("RM" general plan) and Open Space ("OS" zoning).

**Equivalent Program:** 4Ha (Conservation & Open Space)

**Related Program:** 1Be (Land Use), 4Ha (Conservation & Open Space), 6Bd (Public Safety)

**1.B.f Designate Resource Management & Open Space Setbacks Along Creeks**

Establish an open space setback encompassing designated flood hazard areas along Angels Creek and Six Mile Creek. Designate these areas as Resource Management (RM) on the city's general plan maps and as Open Space (OS) on the city's zoning maps. Establish similar setbacks along other drainages within the city (e.g., China Gulch) or along drainages in areas that may be annexed into the city in the future.

**Equivalent Programs:** 4Dd (Conservation & Open Space), 4Gc (Conservation & Open Space), 6Bg (Public Safety), 11Bb (Community Identity)

**Related Programs:** 1Be (Land Use), 4Dc (Conservation & Open Space), 4Ha (Conservation & Open Space)



**1.B.g      Identify Solid Waste Facilities**

Continue to identify existing and planned solid waste facilities in the county within or adjacent to the city's sphere of influence on the general plan land use diagrams and designate land around these facilities for compatible land uses, recognizing that some potentially incompatible land uses may already exist.

**Equivalent Program:** 7Gd (Public Facilities & Services)

**1.B.h      Protect the City's Wastewater Treatment Facility from Conflicts with Incompatible Land Uses**

Designate and maintain compatible land uses surrounding the city's wastewater treatment facilities, including spray fields. Coordinate with Calaveras County to initiate necessary changes to the county general plan to accomplish this purpose. Compatible county land use designations are those consistent with zoning districts requiring minimum parcel sizes of five acres or larger. Establish a boundary map surrounding the wastewater treatment plant indicating those areas that could affect or be affected by the treatment plant. Identify properties within this zone of potential effect and record notices to property owners recognizing the treatment plant's right to exist and detailing the potential for objectionable odors (or other effects) that may be present as a result of living in close proximity to the treatment plant.

**Equivalent Programs:** 4He (Conservation & Open Space), 7Bf (Public Facilities & Services)

**Related Programs:** 1Hc (Land Use)

**See also:** Map 1B (Angels Camp Primary and Secondary Spheres of Influence)

**1.B.i      Seek Compatible County General Plan Land Use Designations Within the City's Sphere of Influence**

Request that the county amend the Calaveras County General Plan Land Use Designations to reflect the designations indicated in **Map 1C (Angels Camp 2020 General Plan Primary and Secondary Spheres of Influence)** for those parcels located within the city's sphere of influence to encourage land use compatibility.

**Related Programs:** 1Bh (Land Use), 1Hc (Land Use), 4He (Conservation & Open Space)

**See Also:** Map 1B (Angels Camp Primary and Secondary Spheres of Influence); Map 1C (Angels Camp 2020 General Plan Primary and Secondary Spheres of Influence)

**1.B.j      Make Available Fire Protection Standards**

Publish the city's adopted development standards in booklet form or on-line to allow for easy access to this information by the public. Alternatively, amend the municipal code to include a separate title for the city's adopted fire protection standards including, but not limited to:

- a. The city's adopted standards for the urban/wildland interface including provisions for defensible space, secondary access and other fire-protection related standards
- b. Adopted standards for fire flow for commercial, residential, industrial and other land use categories
- c. Standards for installing fire sprinklers
- d. Standards for fire protection systems
- e. Standards for placement of propane tanks and facilities
- f. Standards of coverage for fire and emergency medical response as may be established pursuant to **Program 7.C.a**

**Equivalent Program:** 1Gc (Land Use), 7Ce (Public Facilities & Services)

**Related Programs:** 1Ge (Land Use), 3Ab (Circulation)

**1.B.k      Recognize Opportunities and Constraints of Public Land Uses**

Continue to recognize the opportunities and constraints created by public lands<sup>4</sup> in and around Angels Camp and integrate these elements in the city's land use planning decisions.

Planning opportunities associated with public lands include:

- a. Providing buffers between communities to assist in retaining individual community character
- b. Providing recreational opportunities for residents and visitors
- c. Providing open space for conserving natural resources
- d. Providing defined public lands boundaries that may be integrated into the established boundaries of the city's sphere of influence
- e. Providing defined public lands boundaries that may be integrated into established city limit boundaries

Planning constraints that may be associated with public lands include:

- f. Increased demands on the city's police and fire services
- g. Generating significant noise levels (e.g., concerts at the fairgrounds)
- h. Increased traffic through the city (e.g., recreational vehicles, boats)

**Equivalent Program:** 7Ic (Public Facilities & Services)

**Related Programs:** 3Bk (Circulation), 12Af (Parks & Recreation), 12Ag (Parks & Recreation)

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<sup>4</sup> Examples of public lands in and around Angels Camp include: U.S. Bureau of Reclamation (New Melones), fairgrounds, U.S. Bureau of Land Management

**1.B.1 Evaluate the Need for a Right-to-Farm Ordinance**

Consult with local agricultural interests to determine the need for a right-to-farm ordinance within the city or for landowners adjacent to the city. If pursued, the ordinance should include provisions for notifying landowners that they live adjacent to an agricultural operation and disclosing the nature of impacts that may be present and will be protected by the ordinance (e.g., dust, smell). **Appendix 4G** provides sample ordinances.

**Equivalent Programs:** 4Eb (Conservation & Open Space), 11Ae (Community Identity)

**Related Programs:** 4Ec (Conservation & Open Space), 5A1 (Noise), 12Am (Parks & Recreation)

## **Community Design**

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**Goal 1C** Preserve and enhance the natural, scenic and cultural resources and rural character of Angels Camp.

### **Policies**

- 1.C.1** Encourage development that complements and blends in with its surroundings.
- 1.C.2** Include aesthetic considerations when reviewing development proposals.
- 1.C.3** Enhance and maintain the unique character of each of the city's commercial regions visible from State Routes 4 and 49 as necessary to avoid the appearance of strip commercial development and maintain and enhance the city's community character.
- 1.C.4** Retain the rural community character of the city.

## Implementation Programs

### **1.C.a      Establish and Maintain Four Distinct Commercial Districts**

Establish and maintain a general plan land use designation and consistent zoning districts as necessary to distinguish four distinct commercial areas in the city:

- a. A Historic Commercial District (HC) encompassing the city's core historic district and extending to the southernmost boundary of the city's Community Commercial District (CC)
- b. A Community Commercial District (CC) emphasizing commercial service uses which serve the city's residents and job creation extending from the Historic District (HC) to the northern intersection of State Routes 4 and 49
- c. A Shopping Center Commercial District (SC) emphasizing heavy commercial uses extending north from the northern intersection of State Routes 4 and 49
- d. A Visitor Serving Commercial District (VC) emphasizing commercial services catering to visitors encompassing: a) commercially - designated land south and outside of the Historic Commercial District (HC) along State Route 49 to the south city limits and b) commercial areas located along State Route 4 east outside of the Historic Commercial District (HC) and east of the southern junction of State Routes 4/49

Ensure that zoning districts and associated development standards for each of the preceding land use designations and the design guidelines adopted in **Program 1C.b** are consistent with respect to mass, scale and placement of buildings that may be built.

**Equivalent Program:** 11Da (Community Identity)

**Related Programs:** 1Aa (Land Use), 1Cb (Land Use), 4Di (Conservation & Open Space), 8Af (Cultural Resources), 10Ad (Economics), 11Ba (Community Identity), 11Db (Community Identity)

**1.C.b      Establish Design Guidelines for Each of the City’s Distinct Commercial Districts**

Adopt design guidelines for each of the city’s distinct commercial districts [i.e., Historic Commercial District (HC), Community Commercial District (CC), Shopping Center Commercial District (SC) and Visitor Serving Commercial District (VC) as described in **Program 1.C.a**] as necessary to visually distinguish each district as a separate district. In addition to adopting building design criteria, design guidelines should address, but not be limited to: the use of street tree species and other landscaping distinct to each of the four districts; sign designs distinct to each of the four districts; lighting; art in public places; site design; parking; building form, materials and design; and architectural features that may be used to distinguish the city’s four distinct commercial districts.

Ensure that the Design Guidelines are consistent with the zoning districts and development standards adopted in Program 1.C.a, with respect to mass, scale and placement of buildings that may be built.

**Equivalent Program:** 11Db (Community Identity)

**Related Programs:** 1Ca (Land Use), 11Da (Community Identity)

**1.C.c      Consider Establishing Scenic Gateways/Scenic Corridors**

Evaluate the potential benefits and constraints associated with designating portions of the primary transportation routes entering into the city as *scenic gateways* or *scenic corridors* as a means of establishing good “first-impressions” for visitors. Consider adopting development standards for these areas that encourage new development while addressing landscaping, vegetation retention, sign design, outdoor storage, architecture, traffic-calming, preservation of the city’s visual character and similar design issues.

**Equivalent Programs:** 3Ea (Circulation), 4Ca (Conservation & Open Space), 11Bi (Community Identity), 11Cf (Community Identity)

**Related Programs:** 8Bw (Cultural Resources)

**1.C.d      Develop a Master Plan for Context Sensitive Solutions - Caltrans Coordination**

Use Caltrans' policy regarding *Context Sensitive Solutions* for projects involving the planning, design, maintenance and operation of State Routes 4 and 49, in order to integrate and balance community, aesthetic, historic and environmental values with transportation safety, maintenance and performance goals. Identify locations throughout the city that might benefit from the application of *context sensitive solutions* including, but not limited to, plans for:

- a. Type, size, location and planting technique for street trees
- b. Location and design of bulbouts and pedestrian crossings
- c. Location and design of parking
- d. Locations for civic buildings and other public facilities and amenities
- e. Approaches to restoring historic buildings
- f. Location and design of transit stops and ride-share centers
- g. Lighting
- h. Street lighting
- i. Similar programs

**Equivalent Programs:** 3Eb (Circulation), 8Ch (Cultural Resources), 11Ce (Community Identity)

**1.C.e      Draft a Hillside Management Ordinance**

Draft a hillside management ordinance establishing acceptable hillside slope-related densities and alternatives for hillside construction standards that reduce grading and other adverse environmental impacts. The ordinance should address infill development on city lots (in particular, those lots established prior to the adoption of the city's development standards for creating new parcels) and the appropriateness of setbacks, lot sizes, road widths, road-related facilities (e.g., bike ways, sidewalks), parking standards and related development standards.

**Equivalent Programs:** 2Bj (Housing), 3Ec (Circulation), 6Aj (Public Safety), 11Bd (Community Identity)



**1.C.f Prepare a Grading Ordinance/Promote Best Management Practices**

Prepare a grading ordinance addressing: When a grading permit is required, when a grading plan shall be prepared, required contents of a grading plan, anticipated grades before and after construction, the total amount of soil to be removed, location and design of retaining walls, erosion control standards, preparation of erosion control plans, recommended erosion control methods, soil disposal, vegetation retention, revegetation, drainage, requirements for erosion and sediment control plans and other elements, as identified. The ordinance, or a companion publication (either prepared as an original publication or adopted from existing publications), should be prepared/ adopted in conjunction with the grading ordinance and illustrate best management practices. Resources for *Best Management Practices* are listed in **Appendix 4C**.

**Equivalent Programs:** 4Cf (Conservation & Open Space), 4Ga (Conservation & Open Space), 6Al (Public Safety), 11Ac (Community Identity)

**1.C.g Establish a Resources Management (RM) Land Use Designation and Maintain and Update the City's Open Space Zoning District**

Establish a Resources Management (RM) General Plan Land Use Designation in the city's general plan that is compatible with an Open Space (OS) zoning district. The city's municipal code should use the Open Space (OS) zoning district to provide for conservation of biological, scenic and cultural resources. Alternative zoning districts may be developed consistent with the Resources Management (RM) General Plan Land Use Designation to address flood protection, recreation and similar uses.

Update the city's Open Space (OS) zoning district to address permitted and conditional uses, use of native plants, trail construction, and similar uses in the Open Space (OS) zoning district.

**Equivalent Programs:** 4Di (Conservation & Open Space), 11Ba (Community Identity)

**Related Program:** 1Aa (Land Use)

**1.C.h      Update Development Standards for the Historic District**

Revise existing development standards in the historic district as necessary to achieve compatibility with the character, scale and architectural style of the district. Revisions should include, but not be limited to, a review of dimensional limitations (e.g., building height).

**Equivalent Programs:** 8Bh (Cultural Resources), 11Ed (Community Identity)

**Related Programs:** 1Ci (Land Use), 11Ec (Community Identity), 8Bg (Cultural Resources), 8Bi (Cultural Resources), 8Bj (Cultural Resources)

**1.C.i      Prepare Design Guidelines for the Preservation of Historic Resources**

Prepare and adopt illustrated Angels Camp Historic Design Guidelines that articulate the design goals for the preservation of historic resources, including historic districts, and ensure that development within the historic district is designed to be compatible with the character, scale and architectural style of the district. Provide guidance that will ensure the maintenance of the historic and architectural character and integrity of the resources and surrounding areas. The design guidelines should include the following:

- a. Guidelines that specifically address the character and design of specific building types as well as neighborhoods and districts
- b. Adoption of the *Secretary of the Interior's Standards for the Treatment of Historic Properties* as a guide for evaluating development proposals including, but not limited to, restoration, rehabilitation, or alteration of, and additions to, existing historic structures (**Appendix 8A**)
- c. Adoption of design criteria for landscaping, lighting, signage, and the design of new buildings and structures located within a historic district or located outside of a historic district but adjacent to a cultural resource.

**Equivalent Program:** 8Bg (Cultural Resources), 11Ec (Community Identity)

**Related Programs:** 8Bh (Cultural Resources), 8Bi (Cultural Resources), 8Bj (Cultural Resources)

**1.C.j      Draft a Creek Corridor Preservation & Management Plan for Angels Creek**

Identify potential funding sources to prepare and draft a creek corridor preservation and management plan for Angels Creek to include, but not be limited to:

- a. Access points tying the historic commercial district to the creek corridor
- b. A trail along the creek through the city limits (with potential future links to trails extending along the creek beyond the city limits)
- c. Creek crossing(s) from the State Route 4 city parking lot to the Historic Commercial District (HC)
- d. Trailhead(s) with picnic and bathroom facilities
- e. Maintenance of native vegetation and scenic and biological resources
- f. Maintenance of water quality
- g. Design guidelines providing a cohesive architectural theme for all creek improvements and including a trail design that minimizes impacts to the creek and private residences to the maximum extent feasible
- h. Interpretive features highlighting the creek's biology, natural history and historic resources
- i. Criteria for the dedication of resource management easements to accommodate the planned creek corridor management plan

Resources that may assist in the preparation of the plan are included in **Appendix 4F**.

**Equivalent Program:** 4Dc (Conservation & Open Space)

**Related Programs:** 1Be (Land Use), 1Bf (Land Use), 3Bg (Circulation), 3Bh (Circulation), 4Gc (Conservation & Open Space), 4Ha (Conservation & Open Space), 6Bg (Public Safety), 11Bb (Community Identity), 12Bg (Parks & Recreation), 12Ca (Parks & Recreation), 12Cc (Parks & Recreation), 12Ce (Parks & Recreation)

## Residential

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**Goal 1D** Provide for a wide variety of housing types in a quality living environment for city residents.

### Policies

- 1.D.1** Protect the integrity and character of established residential neighborhoods.
- 1.D.2** Encourage higher density housing in areas served by a full range of urban services, preferably along collector and arterial streets, and within walking distance of shopping areas.
- 1.D.3** Recognize the need to supply affordable housing in close proximity to commercial centers to serve the city's and county's high number of service-oriented, minimum-wage workers.
- 1.D.4** Continue to provide a wide variety of housing suitable to all income levels.
- 1.D.5** Encourage compact development patterns suitable for public transportation, pedestrian movement, use of *low-speed vehicles* (LSVs), and bicycles between high and medium density residential developments.

### Implementation Programs

**1.D.a**      **Establish Medium and High-Density Residential Land Use Designations Near the City's Commercial Centers**

Establish and maintain the High Density Residential (HDR) and Medium Density Residential (MDR) General Plan Land Use Designations and their compatible zoning districts on vacant land within walking distance (i.e.,  $\frac{1}{4} \pm$  mile) of the city's commercial centers so development is readily accessible to pedestrians, *low-speed vehicles* (LSVs), bicycles and similar *low-impact modes of transportation*.

**Equivalent Program:** 2Ad (Housing)

**1.D.b Continue to Implement a City Services Impact Mitigation Fee Program**

Continue to implement a City Services Impact Mitigation Fee Program, or equivalent, to support the continued provision of city services that benefit city residents and visitors. Continue to maintain a community services impact mitigation fee for new development to assist in the provision of adequate recreational, fire, medical, police and other community services, as applicable. Update fees as necessary to ensure adequate funding.

**Equivalent Programs:** 7Cc (Public Facilities & Services), 7Da (Public Facilities & Services), 7Ea (Public Facilities & Services)

**Related Programs:** 2Bc (Housing), 4Cg (Conservation & Open Space), 7Bg (Public Facilities & Services), 7Ed (Public Facilities & Services), 12Ef (Parks & Recreation)

**1.D.c Encourage Low-Impact Modes of Transportation**

Continue to designate land uses compatible with compact development patterns and incorporating sidewalk or trail systems that encourage access between residential, commercial, recreational and public facilities using *low-impact modes of transportation* [e.g., pedestrian, bicycle, *low-speed vehicles* (LSVs)].

**Equivalent Programs:** 3Ba (Circulation), 4Bb (Conservation and Open Space), 9Af (Air Quality), 12Ba (Parks & Recreation)

**Related Programs:** 3Bb (Circulation), 3Bc (Circulation), 3Bd (Circulation), 3Be (Circulation), 3Bf (Circulation), 3Bh (Circulation), 3bi (Circulation), 3Bj (Circulation), 3Bk (Circulation), 3Bl (Circulation), 3Ce (Circulation), 3Cf (Circulation), 4Bc (Conservation & Open Space), 4Bd (Conservation & Open Space), 12Bb (Parks & Recreation), 12Bc (Parks & Recreation), 12Bd (Parks & Recreation), 12Be (Parks & Recreation), 12Bf (Parks & Recreation), 12Bh (Parks & Recreation), 12Bi (Parks & Recreation), 12Cc (Parks & Recreation), 12De (Parks & Recreation)

**1.D.d Update the City's Mobile Home/Manufactured Housing Provisions**

Amend the City of Angels Municipal Code to comply with the provisions of California Government Code Section 65852.3 (as may be amended) to allow manufactured homes on single-family residential lots. Include provisions that prohibit the installation of mobile homes constructed prior to June 15, 1976 within the city limits and to require all mobile homes constructed after June 15, 1976 to be on a permanent foundation unless located within a mobile home park.

**Equivalent Program:** 2Bl (Housing)

## Commercial

*See also Chapter 11 (Community Identity), Section 11D*

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**Goal 1E** Encourage well-designed commercial development compatible with the rural character of the community that contributes positively to both the city's economic base and the city's jobs/housing balance.

### Policies

- 1.E.1** Recognize the economic impacts of new commercial development on existing businesses within the city limits.
- 1.E.2** Require new commercial development to be designed to minimize the visual impact of parking areas and signs from public transportation routes.
- 1.E.3** Continue to require new commercial development to contribute to the costs of providing adequate fire protection, adequate police protection and other community services.
- 1.E.4** Continue to require new commercial construction to be served with public water with adequate fire flow and public sewer.
- 1.E.5** Encourage compact development patterns suitable for public transportation and *low-impact modes of transportation* between high and medium density residential developments and commercial centers.

### Implementation Programs

- 1.E.a** **Maintain Lists of Vacant Commercial and Business Attraction & Expansion Lands**  
Facilitate economic development within the city by working in cooperation with the Economic Development Company of Calaveras County to maintain a list of vacant and underutilized Commercial and Business Attraction and Expansion (BAE) - designated and/or zoned lands to be made available to the public upon request. This program should be completed in conjunction with **Program 1.A.c** (Monitor Land Availability).

**Equivalent Program:** 10Aa (Economic Development)

**Related programs:** 1Ab (Land Use), 1Ac (Land Use), 1Fb (Land Use), 10Ac (Community Identity), 10Ad (Community Identity)

**1.E.b      Revise the City's Sign Ordinance**

Amend the city's sign ordinance to eliminate inconsistencies, emphasize cohesive design for commercial centers with multiple buildings, and to include design standards reflective of the city's three distinct commercial districts [i.e., Historic Commercial District (HC), Community Commercial District (CC) and Shopping Center Commercial District (SC) as described in **Programs 1.C.a** and **11.D.a**]. Specific changes include, but are not limited to: eliminating pole signs; requiring master sign plans for shopping centers; requiring master sign plans for multiple businesses in a single structure, establishing criteria for announcement signs (e.g., signs with scrolling text or changing copy), and eliminating flashing or glaring signs.

**Equivalent Programs:** 4Ce (Conservation & Open Space), 11Cd (Community Identity)

**Related Program:** 8Bu (Cultural Resources)

**1.E.c      Update the City's Parking Standards**

Update the city's parking standards to provide specific requirements for a wide variety of land uses and to include illustrations for parking design and landscaping techniques. Incorporate standards for the location and provision of bicycle spaces, motorcycle spaces, *low-speed vehicle* spaces, compact vehicle spaces, landscaping and lighting, and pedestrian-friendly design.

**Equivalent Programs:** 3Da (Circulation), 7Fb (Public Facilities & Services), 11Cc (Community Identity)

**Related Programs:** 3Db (Circulation), 7Fc (Public Facilities & Services), 7Fd (Public Facilities & Services)

**1.E.d      Update the City's Landscaping Provisions/Street Trees**

Update the city's landscaping provisions to incorporate:

- a. Requirements for planting street trees consistent with the provisions of Implementation **Programs 1C.b, 1.C.d, 1.C.e and 11.B.f**
- b. A list of appropriate plant species for Angels Camp (prepared in consultation with local nurseries and the United States Department of Agriculture Natural Resources Conservation Service) including trees, shrubs, vines and ground covers, and including native grasses
- c. Provisions for replacing dead or dying vegetation required pursuant to a city entitlement (including perpetual maintenance of landscaping by landowner)
- d. Mulching standards for water retention
- e. Revegetating cut and fill slopes
- f. Hydroseeding
- g. Landscaping retaining walls 4 feet or higher
- h. Irrigation alternatives, including the use of reclaimed water and "smart" irrigation systems.
- i. Oak tree protection standards
- j. Additional related measures

**Equivalent Program:** 11Bh (Community Identity)

**Related Programs:** 4Cb (Conservation & Open Space), 4Cc (Conservation & Open Space), 4Cd (Conservation & Open Space), 4Fd (Conservation & Open Space), 4Gn (Conservation & Open Space), 9Am (Air Quality), 11Bf (Community Identity)



**1.E.e      Establish Standards for Erosion and Dust Control**

Establish and adopt standards for erosion and dust control to be included as conditions of approval, conditions of site development or to be otherwise attached as requirements of entitlements issued by the city, as necessary to reduce dust and erosion during construction activities. Methods to be addressed include, but are not limited to:

- a. Revegetating cut and fill slopes
- b. Hydroseeding
- c. Re-vegetation using native grasses
- d. Use of on-site water trucks or similar devices during non-precipitation periods to control dust emissions and maintain water quality during demolitions, construction, or other dust - generating activities
- e. Installation of erosion control devices (e.g., silt fences, hay bales) prior to the rainy season
- f. Measures for protecting soil stability (See **Program 6Ak**)
- g. Tire-washing stations for trucks leaving construction sites

**Equivalent Programs:** 6Am (Public Safety), 9Ad (Air Quality), 11Ad (Community Identity)

**Related Program:** 6Ak (Public Safety)

**1.E.f      Provide Job and Wage Projections for New Commercial Developments**

Amend the municipal code to require applications for commercial development (development size to be determined) to include the projected number of jobs to be created, the estimated salary range for those positions and the number of new local hires anticipated by the new commercial development. This information will be used in the city's jobs/housing analysis.

**Equivalent Programs:** 10Be (Economic Development)

**Related Programs:** 10Ae (Economic Development), 10Bd (Economic Development)

**1.E.g      Consider Adopting Bonding Standards for Non-Historic Large Retail Facilities**

Consider adopting a provision in the City of Angels Municipal Code to require bonding for large retail facilities sufficient to fund the removal of non-historic large, vacant retail space and adaptive reuse of large buildings and spaces should they become vacant.

**Equivalent Programs:** 10An (Economic Development), 11Dd (Community Identity)

**Related Program:** 10Am (Economic Development), 11De (Community Identity)

**1.E.h      Provide a Community Forum to Establish Large Retail Facility Design Guidelines**

Provide a public forum (i.e., public meeting or community committee) to address non-historic large retail facilities and identify guidelines for design, permitting and regulatory guidelines desirable for these facilities.

**Equivalent Program:** 10Am (Economic Development), 11De (Community Identity)

**Related Programs:** 1Ca (Land Use), 1Cb (Land Use), 10An (Economic Development), 11Da (Community Identity), 11Db (Community Identity), 11Dd (Community Identity)

## **Business Attraction and Expansion**

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*See also Chapter 11 (Community Identity), Section 11D*

**Goal 1F** Encourage well-designed business attraction and expansion proposals which are compatible with the rural character of the community, contribute positively to the city's economic base, and improve the city's jobs/housing balance.

### **Policies**

**1.F.1** Protect heavy industrial uses from encroachment of incompatible land uses.

**1.F.2** Encourage the creation of living-wage jobs in the city that are compatible with adjoining land uses.

**1.F.3** Support infrastructure improvement plans compatible with the character of the city that promotes telecommuting.

### **Implementation Programs**

**1.F.a** **Facilitate Establishment of a City/County Industrial Park**  
Approach the county to discuss the location of an industrial park outside of the city limits, preferably within ten miles of the city, to accommodate industrial uses that generate noise, odor, have outdoor storage, involve heavy equipment operation (especially outdoors), outdoor fabrication, or similar uses that may be incompatible with the compact development patterns of the city.

**Equivalent Program:** 10Af (Economic Development)

**Related Program:** 11De (Community Identity)

**1.F.b      Establish and Maintain a Business Attraction and Expansion (BAE) Land Use Designation**

Establish and maintain a Business Attraction and Expansion (BAE) Land Use Designation within the city on lands suited to the development of industries identified in the following studies (and amendments to these and similar studies as may occur throughout the life of this general plan).

*Community Assessment, Volume I: Business Attraction & Expansion Study* (Applied Development Economics; November, 1993)

*Industrial and Commercial Market Analysis, Volume II: Business Attraction & Expansion Study* (Applied Development Economics; November, 1993)

*Economic Strategy and Implementation Plan, Volume III: Business Attraction & Expansion Study* (Applied Development Economics; November, 1993)

*Feasibility Study City-Owned Industrial Park City of Angels*, (Applied Development Economics; November 15, 2002)

The BAE land use designation should allow a mixture of light industrial land uses with light commercial land uses servicing employees (e.g., small-scale food service, day care) with an emphasis on light manufacturing, processing, assembly, wholesale businesses and research and development activities in a campus-like business setting (e.g., extensive landscaping, integrated architectural design).

**Equivalent Program:** 10Ac (Economic Development)

**Related Programs:** 10Aa (Economic Development), 10Ad (Economic Development)

**1.F.c      Encourage Communications Infrastructure**

In evaluating applications for new communications infrastructure, the city will consider the following:

- a. How the proposed infrastructure will enhance the city's ability to reach its business attraction and expansion goals (as established in the studies contained in **Programs 1.F.b** and **10.A.c**)
- b. Consistency of the proposal with the city's Wireless Telecommunications Facilities Ordinance

**Equivalent Programs:** 7Gc (Public Facilities & Services), 10Ag (Economic Development)

**Related Programs:** 1Fb (Land Use), 6Ed (Public Safety), 6Ee (Public Safety), 10Ac (Economic Development), 10Ag (Economic Development)

**1.F.d      Maintain Provisions for Home Occupations**

Continue to allow home occupations pursuant to in-house permitting standards established in the City of Angels Municipal Code, encouraging professionals to work from their homes. Prepare and provide public handouts (or information on the city's website) summarizing the requirements for home occupations. Update and refine standards to better identify uses that are appropriate as home occupations and establish necessary measures to be undertaken to ensure neighborhood compatibility.

**Equivalent Programs:** 10Ah (Economic Development)

**1.F.e      Support Business Retention**

Support and encourage the establishment of organizations that promote the retention and growth of existing businesses within Angels Camp. Review the city's municipal code to determine if there are provisions that may discourage retention and growth of existing businesses within Angels Camp; where appropriate propose amendments to the Municipal Code that will encourage the growth and retention of existing businesses.

**Equivalent Program:** 10Cf (Economic Development)

## **Public Facilities & Services**

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*See Also Chapter 7: Public Facilities and Services*

**Goal 1G** Balance the demands of new development with the city's ability to provide adequate public services.

### **Policy**

**1.G.1** New development shall be served with adequate water, sewer, police, fire, roads and recreational services and facilities.

### **Implementation Programs**

**1.G.a** **Adopt Public Water Requirements**  
Amend Section 14.75.010 of the municipal code to state that all new development on parcels within the city limits shall be served with public water. Exceptions may be granted for hardships by the City of Angels City Council pursuant to review on a case-by-case basis.

**Equivalent Program:** 7Bd (Public Facilities)

**1.G.b** **Adopt Public Sewer Requirements**  
Amend Section 13.12.025 of the municipal code to state that all new development on parcels within the city limits shall be served with public sewer. Exceptions may be granted for hardships by the City of Angels City Council pursuant to review on a case-by-case basis.

**Equivalent Program:** 7Be (Public Facilities)

**1.G.c      Make Available Fire Protection Standards**

Publish the city's adopted development standards in booklet form or on-line to allow for easy access to this information by the public. Alternatively, amend the municipal code to include a separate title for the city's adopted fire protection standards including, but not limited to:

- a. The city's adopted standards for the urban/wildland interface including provisions for defensible space, secondary access and other fire-protection related standards
- b. Adopted standards for fire flow for commercial, residential, industrial and other land use categories
- c. Standards for installing fire sprinklers
- d. Standards for fire protection systems
- e. Standards for placement of propane tanks and facilities
- f. Standards of coverage for fire and emergency medical response as may be established pursuant to **Program 7.C.a**

**Equivalent Program:** 1Bj (Land Use), 7Ce (Public Facilities)

**Related Programs:** 1Ge (Land Use), 3Ab (Circulation)

**1.G.d      Identify and Implement Land Use Planning Techniques to Reduce Crime**

Incorporate land use planning techniques to identify potential high-crime land uses and to integrate design methods to deter crime (e.g., hours of operation, lighting consistent with community character; use of private patrols and security personnel in large residential and commercial development).<sup>5</sup>

**Equivalent Program:** 7Db (Public Facilities)

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<sup>5</sup> Recommended: *SafeScape*, Al Zelinka and Dean Brennan, 2000. APA Planners Press. Available through the Planners Book Service, American Planning Association.

**1.G.e      Use and Make Available to the Public Adopted Roadway Design and Access Standards**

Publish the city's adopted right-of-way, access and road development standards in booklet form or on-line to allow for easy access to this information by the public. Alternatively, amend the municipal code to include a separate title for the city's adopted standards including, but not limited to:

- a. Adopted road improvement standards (e.g., right-of-way, road width, shoulder width etc.) for arterial, collector, or local roads
- b. The city's adopted standards for the urban/wildland interface including provisions for secondary access and other fire-protection related standards related to roadways and access

**Equivalent Program:** 3Ab (Circulation)

**Related Programs:** 1Bj (Land Use), 1Gc (Land Use), 3Aa (Circulation), 3Ac (Circulation)

**1.G.f      Establish Development Standards for and Inventory Local *Legacy Roads***

*Legacy roads* are those streets typically located in the older and/or historic portions of the city that are narrow, windy, steep or otherwise do not meet current city standards, and normally were constructed prior to 1980. As funding permits, the city will:

- a. Pursue an inventory of streets within the city limits that are substandard in width (and distinguishing between street widths and traveled way) and identify other road-related constraints to development served by those streets
- b. Create a partial list of feasible improvements that can improve street safety, condition, and capacity for each road identified in paragraph A
- c. Identify funding mechanisms for upgrading *legacy roads*. Funding mechanisms to be investigated include, but are not limited to:
  - Establishing local improvement districts, or similar devices, to finance road improvements for infill within existing subdivisions served by substandard local roads
  - Developer payment of a fair-share portion of improvements necessary to bring the road to current standards, as identified in paragraph B, in addition to payment of Traffic Impact Mitigation Fees



- Acquisition or right-of-way, especially in locations adjacent to undeveloped property
- d. Formulate a mechanism(s) for addressing new development within the various neighborhoods served by these roadways. Mechanisms to be considered include, but are not limited to: formation of community service areas, development capacity standards for various districts served by roadways, alternative roadway designs, and mediation

**Equivalent Programs:** 3Al (Circulation), 3Ed (Circulation)

**1.G.g Acquire and Develop Park and Recreation Facilities**

Acquire and develop at least 21.2± - 22.0± acres of park and recreation facilities to fulfill the city's projected unmet needs based on a goal of 5 acres of recreational facilities per 1,000 residents and based on a city resident population projection of 5,129-5,288 by the year 2020.

**Equivalent Program:** 12Aa (Parks & Recreation)

**Related Program:** 7Ec (Public Facilities & Services)

**1.G.h Coordinate with Cemetery Districts to Ensure Sufficient Land**

Consult with local cemetery districts to keep apprised of the districts' future need for expanding cemeteries. Work with the districts to identify suitable land for expansion.

**Equivalent Program:** 7.I.j (Public Facilities & Services)

## **Sphere of Influence and Annexations**

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**Goal 1H** Protect land adjoining, and in close proximity to, the city limits from development inconsistent with the city's stated future goals, policies and programs.

### **Policies**

- 1.H.1** Ensure an adequate amount of land planned for urban development to accommodate projected population growth in areas where the appropriate level of services are or can be made available.
- 1.H.2** Avoid problems and costs imposed on local government by development served with inadequate public services and facilities.
- 1.H.3** Discourage annexations that may imperil the city's long-term ability to finance, maintain, and operate facilities.
- 1.H.4** Consider future annexations that will contribute to a positive revenue flow and/or further the implementation of the Angels Camp 2020 General Plan's Goals, Policies and Implementation Programs.
- 1.H.5** Consider city annexations that further the goals, policies and implementation programs of the city's general plan while maintaining the city's economic stability and ability to provide adequate public services.

## Implementation Programs

### 1.H.a Establish an Annexation Plan

Consider establishing an annexation plan that addresses policies for evaluating annexation priorities and that identifies potential annexation areas, to assist in the implementation of the general plan's goals, policies and implementation programs.

Consideration should be given to annexing areas encompassing the following:

- a. Transportation corridors, including planned future by-pass routes
- b. Major intersections
- c. Land with high potential for economic development
- d. Land providing recreation and open space opportunities
- e. Natural (i.e., physical) boundaries (e.g., rivers, roads, ridges)
- f. Scenic vistas
- g. Land providing affordable housing opportunities

Decisions to pursue or not to pursue an annexation should involve consideration of potential impacts including, but not limited to:

- h. Availability and/or ability to provide water and sewer
- i. Potential to increase or decrease demands for affordable housing
- j. Ability to provide adequate police, fire, park and recreation and other city services
- k. Impacts associated with potential traffic increases

**Equivalent Programs:** 3Ee (Circulation), 10Ai (Economic Development), 11Af (Community Identity)

**Related Programs:** 7Ck (Public Facilities & Services), 7Dc (Public Facilities & Services), 7Ge (Public Facilities & Services), 7If (Public Facilities & Services)

**See Also:** **Map 1B** Angels Camp Primary and Secondary Spheres of Influence and **Map 1C** Angels Camp Area of Interest / Comment

**1.H.b      Continue to Review Development Proposals on Land Within the Primary and Secondary Spheres of Influence and City Area of Interest**

Continue to participate in land use decisions for development located outside of the city limits and within the city's primary and secondary Sphere of Influence and area of interest/comment that directly or indirectly affect the city and its ability to provide adequate police, fire, transportation and other services.

**Related Program:** 1Hc (Land Use)

**See Also:** **Map 1B** Angels Camp Primary and Secondary Spheres of Influence and **Map 1C** Angels Camp Area of Interest / Comment

**1.H.c      Adopt Amended Sphere of Influence Boundaries**

In conjunction with adoption of the Angels Camp 2020 General Plan Land Use Element, pursue adoption of amended sphere of influence boundaries, through LAFCo, reflecting the following city goals:

- a. Preserve the city as a distinct, separate community
- b. Preserve the visual integrity of the city's gateways
- c. Protect land necessary for designated future transportation routes
- d. Preserve land for future planned economic development activities
- e. Provide input to the county on development proposals on land with existing or planned uses that have or may have direct impacts on the city's ability to provide adequate services (e.g., fire, police, water, sewer)
- f. Maintain compatibility between city and adjacent county land uses

**Equivalent Program:** 3Ef (Circulation)

**Related Programs:** 1Bi (Land Use), 1Hb (Land Use), 1Hc (Land Use), 4Db (Conservation & Open Space), 7Bf (Public Facilities & Services), 12Ac (Parks & Recreation), 12Ad (Parks & Recreation)

**See Also:** **Map 1B** Angels Camp 2020 General Plan Primary and Secondary Spheres of Influence and **Map 1C** Angels Camp 2020 General Plan Area of Interest/Comment

## **Interagency Cooperation**

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**Goal 1I** Strive to work cooperatively with county, state, federal, regional, public and quasi-public agencies to formulate and achieve common goals while avoiding or minimizing actions that conflict with community goals.

### **Policy**

**1.I.1** Encourage development undertaken by other public agencies (e.g., county, state, federal, public and quasi-public agencies) to be compatible with the character of the city.

### **Implementation Programs**

**1.I.a** **Facilitate City Cooperation/Coordination with Other Agencies**  
The city will seek input from county, state, federal, regional, public and quasi-public agencies regarding projects undertaken by the city with the potential to influence the interests of these agencies.

**Equivalent Program:** 7Id (Public Facilities & Services)

**Related Programs:** 2Aa (Housing), 2Dg (Housing), 3Bk (Circulation), 5Ak (Noise), 6Bh (Public Safety), 7Cj (Public Facilities & Services), 7Hd (Public Facilities & Services), 7Ig (Public Facilities & Services), 10Ab (Economic Development), 12Al (Parks & Recreation)

**1.I.b** **Facilitate Agency Cooperation/Coordination with the City**  
The city will contact local representatives of the county, state, federal, regional, public and quasi-public agencies within its Sphere of Influence, requesting that each agency notify the city and provide the city with an opportunity to provide input for projects with the potential to influence the interests of the city.

**Equivalent Program:** 7Ie (Public Facilities & Services)

## **General Plan Land Use Classifications**

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The Angels Camp 2020 General Plan Land Use Map is found in **Map 1A**.

The Angels Camp 2020 General Plan Primary and Secondary Spheres of Influence Map is found in **Map 1B**.

### **Resources Management (RM)**

#### **Purposes and Intent**

- To conserve important areas of scenic, biological or cultural values
- To protect the city's residents from natural hazards (e.g., flood zones, fault zones, areas of geological instability)

#### **Location**

Encompassing areas prone to geotechnical hazards, flooding, important scenic or biological resources, or other significant natural areas. Includes portions of Angels Creek, Six Mile Creek, Cherokee Creek, Greenhorn Creek and Indian Creek (limited recreational use may be permitted along some portions of these creeks).

#### **Minimum Design Standards**

Generally, development within these areas is limited in order to preserve open areas to protect resources or to avoid natural hazards.

- Maximum impervious surfaces: 5%. May be increased to 10% for parcels 5 acres or less in size upon the review and approval of the City of Angels Planning Commission to accommodate minor facilities in support of passive recreational uses which may be compatible with some resource management areas.

## **Parks and Recreation (PR)**

### **Purposes and Intent**

- To provide for and maintain public and privately-owned parks, recreational and cultural facilities
- To protect the semi-rural character of Angels Camp

### **Location**

Encompassing the city's existing and planned publicly-owned parks and private parks, recreational and cultural facilities. Includes golf courses, common areas, or similar common-ownership areas maintained within private developments to be used for parks or recreation within those developments. Designation of common areas within private developments is encouraged as a means of clearly identifying planned future common-use facilities to property owners within private developments.

### **Minimum Design Standards**

Generally, development within these areas is limited to preserve open areas for recreation or prohibited to avoid natural hazards. Some small, limited development (e.g., bathrooms, park maintenance facilities, rest stops, snack hut) may occur within this area.

- Maximum impervious surfaces: 10%. Impervious surfaces totaling up to 20% may be permitted with review and approval of the City of Angels Planning Commission subject to site specifics, project needs and environmental constraints.
- For parcels adjoining or visible from highways, arterials or collectors, project design shall accommodate the provision of street trees.

## **Rural Residential (RR)**

### **Purposes and Intent**

- To provide for single-family residential homes with some limited agricultural uses on large lots in a semi-rural environment.
- To provide for a transition between land use densities located within Angels Camp and less intensive densities within the Angels Camp Sphere of Influence.
- To maintain Angels Camp as a separate and distinct community from nearby communities and from the county.
- To provide a buffer between potentially incompatible land uses (e.g., between the sewer treatment plant and high density residential uses; between mineral extraction activities and residential uses, or between industrial and residential uses).
- To allow for limited residential development on slopes equal to or greater than 20% where clustered development may be feasible on portions of the site.
- To protect land designated by the state as having a high commercial mineral value, requiring protection from commercial encroachment pursuant to state law.

### **Locational Criteria**

This designation is primarily confined to the Angels Camp Sphere of Influence. Within Angels Camp, the designation may be applied in areas with slopes equal to or greater than 20% where some clustered development may be feasible.

### **Minimum Design Standards**

- One dwelling unit per five gross acre minimum.
- Maximum impervious surfaces: 15%. Impervious surfaces totaling up to 30% may be permitted with review and approval of the City of Angels Planning Commission subject to site specifics, project needs and environmental constraints.
- For parcels adjoining or visible from highways, arterials or collectors, project design shall accommodate the provision of street trees.



## **Residential Estate (RE)**

### **Purposes and Intent**

To provide a residential alternative on relatively steep slopes that may not accommodate the city's smallest residential lots (approximately 7,500 square feet). This land use designation is intended to accommodate residential developments for landowners desiring a more rural setting than may be available within a small-lot Single-Family Residential (SFR) subdivision.

### **Location**

Generally located in areas with gentle slopes away from the central core of the city. The RE land use also provides opportunities for clustering on land with pockets of relatively gentle slopes (for clustering) mixed with relatively steep slopes (to be left as open space) and provides a transition between the less dense Rural Residential (RR) land use designation and the higher densities of the city.

### **Minimum Design Standards**

- One dwelling unit per one gross acre to one dwelling unit per three gross acres dependent upon on-site slopes.
- Maximum impervious surfaces: 20%. Impervious surfaces totaling up to 40% may be permitted with review and approval of the City of Angels Planning Commission subject to site specifics, project needs and environmental constraints.
- For parcels adjoining or visible from highways, arterials or collectors, project design shall accommodate the provision of street trees.

## **Single-Family Residential (SFR)**

### **Purposes and Intent**

- To preserve the integrity of existing single-family residential neighborhoods
- To reserve lands best-suited for future single-family development (i.e., land accessible by adequate roads, police, fire, water and sewer services on slopes generally averaging less than 15%)

### **Location**

Variable, but restricted to those areas that can be served by adequate water, sewer, police, fire, roads and other public services on relatively gentle slopes in close proximity to city services.

### **Minimum Design Standards**

- Six dwelling units per gross acre density. Higher densities are possible through density bonuses granted for the provision of affordable housing for households of low or very low income in accordance with the general plan.
- Maximum impervious surfaces: 50%. Impervious surfaces totaling up to 60% are permitted for projects providing housing for low or very low income households in accordance with the general plan. Impervious surfaces totaling up to 60% may be permitted with review and approval of the City of Angels Planning Commission subject to site specifics, project needs and environmental constraints.
- For parcels adjoining or visible from highways, arterials or collectors, project design shall accommodate the provision of street trees.

## **Medium-Density Residential (MDR)**

### **Purpose and Intent**

To provide for a variety of housing needs throughout the City including both single-family and medium-density multi-family dwellings. Generally, MDR developments will include duplexes, although triplexes or fourplexes may be possible on large infill lots. Integrated condominium or townhouse developments also are encouraged on lands designated as Medium Density Residential.

### **Location**

Typically, Medium Density Residential developments will be located close to commercial or other services and near major streets and thoroughfares for convenient access. Medium Density Residential developments will normally be located on in-fill sites scattered throughout the city, blending with the character of existing, established neighborhoods.

### **Minimum Design Standards**

- Ten dwelling units per gross acre density. Higher densities are possible through density bonuses granted for the provision of affordable housing for households of low or very low income in accordance with the general plan.
- Maximum impervious surfaces: 50%. Maximum impervious surfaces 60% for Cottage Residential zoning<sup>6</sup> only. Impervious surfaces totaling up to 70% are permitted for projects providing housing for low or very low income households in accordance with the general plan.
- A minimum of 15% landscaping is required for this land use.
- For parcels adjoining or visible from highways, arterials or collectors, project design shall accommodate the provision of street trees.

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<sup>6</sup> This proposed new zoning district is intended to allow for small single-family residences (cottages) on parcel sizes of 3,000 sq. ft. (minimum) and up to 5,000 sq. ft. (maximum)

## **High-Density Residential (HDR)**

### **Purpose and Intent**

To provide for a variety of housing needs at all income levels throughout the city at a higher density than allowed in other residential districts. While single-family and two-family dwellings may be allowed, the High Density Residential designation is intended primarily for triplexes, apartments, dwelling groups, condominiums and townhouses, senior housing projects, and multi-family dwellings. Grouped or clustered single-family dwellings, including small lot (cottage) development also is appropriate. Cooperative housing developments and Tri-Level Living Communities also are encouraged on lands designated as High Density Residential.

### **Location**

High Density Residential developments generally will be located close to commercial or other services and near major streets and thoroughfares for convenient access. High Density Residential developments typically will be located throughout the city and not concentrated in a single location.

### **Minimum Design Standards**

- Fifteen dwelling units per gross acre density. Higher densities are possible through density bonuses granted for the provision of affordable housing for households of low or very low income in accordance with the general plan.
- Maximum impervious surfaces: 60%. Maximum impervious surfaces 70% for Cottage Residential zoning<sup>7</sup> only. Impervious surfaces totaling up to 75% are permitted for projects providing housing for low or very low income households in accordance with the general plan.
- A minimum of 20% landscaping is required for this land use. Landscaping may be reduced to 15% with the provision of housing for low or very low income households in accordance with the general plan.
- For parcels adjoining or visible from highways, arterials or collectors, project design shall accommodate the provision of street trees.

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<sup>7</sup> This proposed new zoning district is intended to allow for small single-family residences (cottages) on parcel sizes of 3,000 sq. ft. (minimum) and up to 5,000 sq. ft. (maximum)

## **Community Commercial (CC)**

### **Purposes and Intent**

- To provide a broad range of light-to-moderate intensity commercial uses for residents and visitors.
- Typical resident-serving uses include grocery and specialty stores, schools, public facilities, multi-family housing in association with commercial uses; professional offices including: real estate offices, medical offices, consulting services; small businesses; community recreational facilities
- Typical visitor-serving uses include hotels, motels, restaurants, visitor centers, museums, theaters, visitor-serving recreational facilities
- To provide live-work opportunities by allowing upper level residential uses above commercial establishments (e.g., mixed use)

### **Location**

Generally located along major thoroughfares, particularly at city gateways.

### **Minimum Design Standards**

- Maximum impervious surfaces 80%.
- A minimum 15% landscaping is required for this land use. Landscaping may be reduced to 10% with the provision of housing for low or very low income households in accordance with the general plan.
- For parcels adjoining or visible from highways, arterials or collectors, project design shall accommodate the provision of street trees.

## **Historic Commercial (HC)**

### **Purposes and Intent**

- To provide a broad range of commercial uses for both residents and visitors. Typical uses include restaurants, hotels, specialty shops, bed and breakfasts, theaters and professional offices
- To maintain the character and integrity of the city's designated historic district
- To provide live-work opportunities by allowing upper level residential uses above commercial establishments (e.g., mixed use)

### **Location**

The city's designated historic district.

### **Minimum Design Standards**

- Maximum impervious surfaces: 100%
- For parcels adjoining or visible from highways, arterials or collectors, project design shall accommodate the provision of street trees.

### **Shopping Center Commercial (SC)**

#### **Purpose and Intent**

To provide a broad range of commercial uses for both residents and visitors. Typical uses include shopping centers, hotels, motels, restaurants, bars, department stores, specialty stores and professional offices. In addition, this designation is intended to provide live-work opportunities by allowing upper level residential uses above, or in close association with, commercial establishments (e.g., mixed use) while maintaining the commercial use as the primary use.

#### **Location**

Generally located within urban areas and along major thoroughfares.

#### **Minimum Design Standards**

- Maximum impervious surfaces: 80%
- A minimum 20% landscaping is required for this land use.
- Multi-family residential uses may conditionally be allowed at a minimum density of 15 dwelling units per acre and maximum density of 22 dwelling units per acre (excluding density bonus)
- For parcels adjoining or visible from highways, arterials or collectors, project design shall accommodate the provision of street trees.

## **Business Attraction & Expansion (BAE)**

### **Purposes and Intent**

- To provide for a mixture of light industrial land uses with light commercial land uses servicing employees (e.g., small-scale food service, day-care). This designation encourages light manufacturing, processing, assembly, wholesale businesses and research and development activities in a campus-like business setting (e.g., extensive landscaping, integrated architectural design)
- To provide land suited to the development of industries identified in the following studies (and amendments to these and similar studies as may occur throughout the life of this general plan):

*Community Assessment, Volume I: Business Attraction & Expansion Study*  
(Applied Development Economics; November, 1993)

*Industrial and Commercial Market Analysis, Volume II: Business Attraction & Expansion Study* (Applied Development Economics; November, 1993)

*Economic Strategy and Implementation Plan, Volume III: Business Attraction & Expansion Study* (Applied Development Economics; November, 1993)

*Feasibility Study City-Owned Industrial Park City of Angels Camp,*  
(Applied Development Economics; November 15, 2002)

### **Location**

The Business Attraction and Expansion district will normally be buffered from residential uses and may be located within areas visible from major thoroughfares due to the special design considerations required pursuant to this land use designation. Under special circumstances, Business Attraction and Expansion areas designed to accommodate high tech or similar developments that do not generate noise, fumes or other deterrents to residential development, may incorporate High Density Residential Development offering live-work opportunities for employees. Development on lands designated as Business Attraction and Expansion shall be served by adequate roads, sewer, water and fire protection. This use should be limited to slopes of less than 15%.



**Business Attraction & Expansion (BAE) – Continued**

**Minimum Design Standards**

- Maximum impervious surfaces: 65%. Impervious surfaces totaling up to 75% may be permitted with review and approval of the City of Angels Planning Commission for target industries identified in the city's business attraction and expansion studies subject to site specifics, project needs and environmental constraints.
- A minimum 20% landscaping is required for this land use.
- For parcels adjoining or visible from highways, arterials or collectors, project design shall accommodate the provision of street trees.

## **Industrial (I)**

### **Purpose and Intent**

To provide for manufacturing, processing, assembly, storage, distribution and other businesses including those that may require outdoor storage, and including auto repair facilities and similar uses. Generally, uses under this designation may be incompatible with other land uses due to noise, appearance, traffic, odors or similar characteristics.

### **Location**

Generally, land designated as Industrial will be concentrated in industrial parks isolated from other land uses by topography, major thoroughfares or other natural barriers. Industrial land uses will be located in areas that are not highly visible from State Route 4, State Route 49 or other major thoroughfares. Those areas designated for Industrial use that are visible from major transportation routes shall require appropriate screening to reduce visibility.

### **Minimum Design Standards**

- Maximum impervious surfaces: 75%.
- A minimum 15% landscaping is required for this land use.
- For parcels adjoining or visible from highways, arterials or collectors, project design shall accommodate the provision of street trees.

## **Special Planning (SP)**

### **Purposes and Intent**

- To encourage unique developments with compatible mixed uses and an integrated design compatible with the physical characteristics of the property.
- To provide uniform development guidelines consistent with Specific Plan legislation pursuant to Government Code Section 65450 *et seq.* for mixed-use development proposals occurring on parcels totaling more than twenty acres in size.
- To allow for flexible development opportunities for mixed use developments on parcels totaling twenty acres or less in size.

### **Location**

Properties that have unique or unusual characteristics due to location or topography and do not fit into the conventional zoning pattern including vacant land requiring unusually environmentally and aesthetically sensitive development are appropriate for the Special Planning designation. The Special Planning designation also includes large tracts of land under single ownership where the landowner has indicated future plans for a mixed use development with an integrated design.

### **Minimum Design Standards**

- For those projects subject to a Specific Plan, land use density and intensity of use shall be as specified in the Specific Plan. For those projects not subject to a Specific Plan (i.e., less than 20 acres in size), land use density and intensity of use shall be per the land use designation(s) most similar to the use or uses proposed on the site.
- A minimum of 30% open spaces (including landscaping, recreational uses without buildings and natural areas) is required for this land use for parcels subject to a Specific Plan. A minimum of 25% open spaces (including landscaping, recreational uses without buildings and natural areas) is required for this land use for parcels not subject to a Specific Plan.
- For parcels adjoining or visible from highways, arterials or collectors, project design shall accommodate the provision of street trees.

**Public & Quasi Public (P)**

Purpose and Intent

To accommodate both public and quasi-public uses for those agencies that serve as their own Lead Agency when conducting environmental reviews (e.g., government buildings, schools, transportation facilities, public utilities, special districts).

Location

Government buildings, schools, transportation facilities, public utilities, special districts and similar uses. Public and quasi-public uses may be located throughout the city.

Minimum Design Standards

- Maximum impervious surfaces: 75% or equal to requirements for adjoining land uses; whichever is less.
- A minimum 20% landscaping is required for this land use.
- For parcels adjoining or visible from highways, arterials or collectors, project design shall accommodate the provision of street trees.

<b>Table 1-5</b> <b>General Plan Land Use Designations &amp;</b> <b>Compatible Title 17 Zoning Classifications</b> <b>City Limits and Sphere of Influence</b>	
<b>General Plan Designation</b>	<b>Compatible Zoning</b>
<b>RM:</b> Resources Management	<b>RM:</b> Resources Management <b>OS:</b> Open Space
<b>PR:</b> Parks & Recreation	<b>REC:</b> Parks, Recreation <b>P:</b> Public <b>RM:</b> Resources Management <b>OS:</b> Open Space
<b>RR:</b> Rural Residential	<b>RE-5:</b> Residential Estate, five acre minimum <b>P:</b> Public <b>OS:</b> Open Space
<b>RE:</b> Residential Estate	<b>RE-1:</b> Residential Estate, one acre minimum <b>RE-2:</b> Residential Estate, two acre minimum <b>RE-3:</b> Residential Estate, three acre minimum <b>P:</b> Public <b>OS:</b> Open Space
<b>SFR:</b> Single-family residential	<b>R-1:</b> Single-family residential <b>R-1/GHC:</b> Single-family residential Greenhorn Creek <b>P:</b> Public <b>OS:</b> Open Space
<b>MDR:</b> Medium density residential	<b>R-2:</b> Medium-density residential <b>RC:</b> Residential Cottage /a/ <b>P:</b> Public <b>OS:</b> Open Space
<b>HDR:</b> High density residential	<b>R-3:</b> High-density residential <b>RC:</b> Residential Cottage /a/ <b>P:</b> Public <b>OS:</b> Open Space
<b>HC:</b> Historic Commercial	<b>HC:</b> Historic Commercial <b>P:</b> Public <b>OS:</b> Open Space
<b>CC:</b> Community Commercial	<b>CC:</b> Community Commercial <b>VC:</b> Visitor-Serving Commercial <b>P:</b> Public <b>OS:</b> Open Space
<b>SC:</b> Shopping Center Commercial	<b>SC:</b> Shopping Center Commercial <b>VC:</b> Visitor-Serving Commercial <b>P:</b> Public <b>OS:</b> Open Space
<b>SP:</b> Special Planning	<b>S:</b> Specific Plan (20 acres or greater) <b>PD:</b> Planned Development (less than 20 acres) <b>SP/R-1:</b> Specific Plan, Single-family residential <b>SP/R-2:</b> Specific Plan, Medium-density residential <b>SP/R-3:</b> Specific Plan, High-density residential <b>SP/CC:</b> Specific Plan, Community Commercial

<b>Table 1-5</b> <b>General Plan Land Use Designations &amp;</b> <b>Compatible Title 17 Zoning Classifications</b> <b>City Limits and Sphere of Influence</b>	
<b>General Plan Designation</b>	<b>Compatible Zoning</b>
	<b>SP/SC:</b> Specific Plan, Shopping Center Commercial <b>SP/VC:</b> Specific Plan, Visitor-Serving Commercial <b>PD/R-1:</b> Planned Development, Single-family residential <b>PD/R-2:</b> Planned Development, Medium-density residential <b>PD/R-3:</b> Planned Development, High-density residential <b>PD/CC:</b> Planned Development, Community Commercial <b>PD/SC:</b> Planned Development, Shopping Center Commercial <b>PD/VC:</b> Planned Development, Visitor-Serving Commercial <b>P:</b> Public <b>RM:</b> Resources Management <b>OS:</b> Open Space
<b>P:</b> Public and Quasi-Public	<b>P:</b> Public <b>QP:</b> Quasi Public (may include modifiers; e.g., QP/School; QP/Utility) <b>REC:</b> Parks, Recreation <b>OS:</b> Open Space
<b>BAE:</b> Business Attraction & Expansion	<b>LC:</b> Light Commercial <b>BAE:</b> Business Attraction & Expansion <b>P:</b> Public <b>OS:</b> Open Space
<b>I:</b> Industrial	<b>IND-1:</b> Light Industrial <b>IND-2:</b> Heavy Industrial <b>P:</b> Public <b>OS:</b> Open Space

/a/ This proposed new zoning district is intended to allow for small single-family residence, or cottages, on parcel sizes of 3,000 sq. ft. (minimum) and up to 5,000 sq. ft. (maximum)

<b>Table 1-6</b> <b>Combining Districts</b> (Compatible with all General Plan land use designations)
<b>:MRZ</b> Mineral Reserve Combining District (reflecting state law)
<b>:D</b> Design Review Combining District
<b>:H</b> Historic Combining District

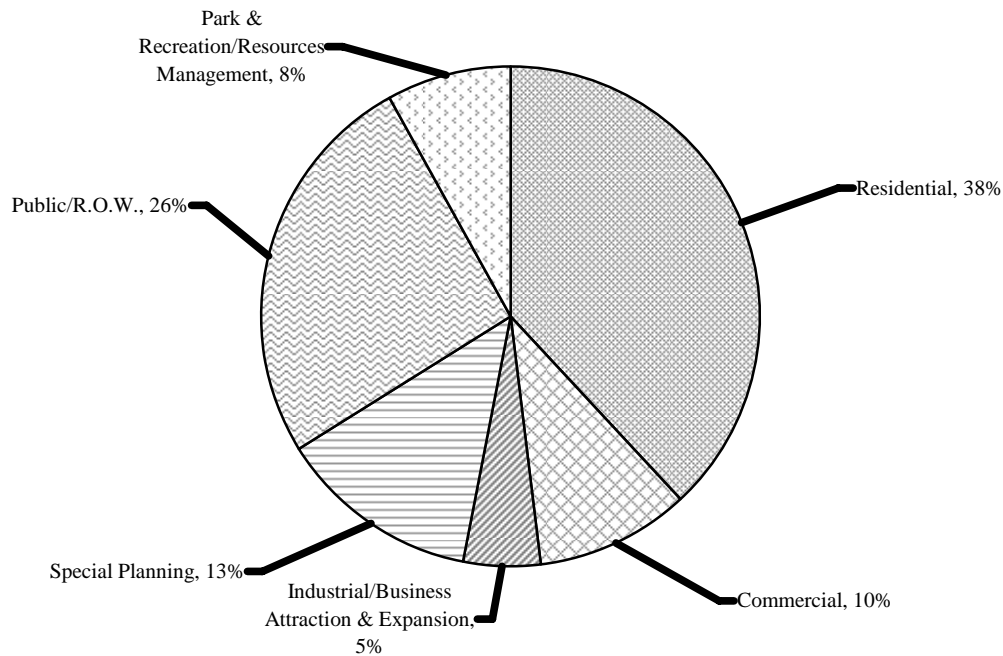
<b>Table 1-7</b> <b>Distribution of General Plan Land Use Classifications</b> <b>Angels Camp City Limits (Map 1A)</b> <b>by Acreage &amp; Total Parcels</b>			
<b>Land Use Designation</b>	<b>Acreage (Approx.)</b>	<b>Percentage</b>	<b>Number of Parcels</b>
Resources Management (RM)/a/	0	0%	0
Park / Recreation (PR)	186	7.90%	16
Rural Residential (RR) /b/	0	0%	0
Residential Estate (RE)	132	5.60%	27
Single-Family Residential (SFR)	497	21.09%	1443
Medium Density Residential (MDR)	50	2.12%	75
High Density Residential (HDR)	221	9.38%	188
Historic Commercial (HC)	21	.89%	85
Community Commercial (CC)	111	4.71%	157
Shopping Center Commercial (SC)	97	4.12%	52
Business Attraction & Expansion (BAE)	83	3.52%	35
Industrial (I)	32	1.36%	10
Special Planning (SP)	309	13.12%	39
Public & Quasi Public (P)	336	14.26%	57
Right-of-Way (R.O.W.)	279	11.84%	153
Pending General Plan Amendment Applications (by owner)	2	.09%	2
<b>TOTAL:</b>	<b>2356 acres</b>	<b>100%</b>	<b>2339 parcels</b>

/a/ Proposed for use in conjunction with evaluating future development proposals

/b/ Proposed for use outside the city limits, within the Angels Camp Sphere of Influence

<b>Table 1-8</b> <b>Summary of Land Uses, Angels Camp City Limits</b> <b>2020 General Plan</b>	
<b>General Plan Land Use Designations</b>	<b>Percentage of Total Land Area</b>
<b>Residential</b> (RR, RE, SFR, MDR, HDR)	<b>38%</b>
<b>Commercial</b> (HC, CC, SC)	<b>10%</b>
<b>Industrial, Business Attraction &amp; Expansion</b> (I, BAE)	<b>5%</b>
<b>Special Planning</b> (SP)	<b>13%</b>
<b>Public, Right-of-Way</b> (P, ROW)	<b>26%</b>
<b>Park &amp; Recreation, Resources Management</b> (PR, RM)	<b>8%</b>
<b>Total</b>	<b>100.00%</b>

**Figure 1-2**  
**Distribution of Land Uses, Angels Camp City Limits**  
**2020 General Plan**





**Table 1-9**  
**Land Use Density and Intensity Standards, Design Standards**  
**Angels Camp 2020 General Plan (City Limits & Sphere of Influence)**

<b>General Plan Land Use Classification</b>	<b>Maximum Population Density per Acre/a/</b>	<b>Dwelling Units (du) per acre /b/</b>	<b>Minimum Parcel Size/n/</b>	<b>Maximum Impervious Surfaces (% of Total Site)</b>	<b>Other</b>
Resources Management (RM)	--	0 du per 1 acre	No minimum parcel size	5% /c/	--
Parks & Recreation (PR)	--	1 caretaker residence	No minimum parcel size	10% /d/	--
Rural Residential (RR)	0.47 person/1 acre	1 du per 5 acres	5 acres	15%	--
Residential Estate (RE)	2.34 persons/1 acre 1.17 persons/1 acre 0.78 person/1acre	1 du per 1 acre /k/ 1 du per 2 acres /k/ 1 du per 3 acres /k/	1 acre/k/ 2 acres/k/ 3 acres/k/	20% /e/	--
Single-Family Residential (SFR)	14 persons/acre	6 du per 1 acre/b/	7,260 sq. ft.	50% /f/	--
Medium Density Residential (MDR)	23.4 persons/acre	10 du per 1 acre/b/	8,725 sq. ft.  3,000 min – 5,000 sq. ft. max /o/	50% /f/	Minimum 15% landscaping
High Density Residential (HDR)	35.1 persons/acre	15 du per 1 acre/b/	8,725 sq. ft.  3,000 min – 5,000 sq. ft. max /o/	60% /g/ 70%/o/	Minimum of 20% landscaping /l/
Historic Commercial (HC)	35.1 persons/acre	15 du per 1 acre/b/	5,000 sq. ft.	100%	--
Community Commercial (CC)	35.1 persons/acre	15 du per 1 acre/b/	5,000 sq. ft.	80%	Minimum 15% landscaping /m/
Shopping Center Commercial (SC)	35.1 persons/acre – 51.48 persons/acre	15 du per 1 acre minimum/b/  22 du per 1 acre maximum/b/	10,000 sq. ft.	80%	Minimum 20% landscaping

**Table 1-9**  
**Land Use Density and Intensity Standards, Design Standards**  
**Angels Camp 2020 General Plan (City Limits & Sphere of Influence)**

<b>General Plan Land Use Classification</b>	<b>Maximum Population Density per Acre/a/</b>	<b>Dwelling Units (du) per acre /b/</b>	<b>Minimum Parcel Size/n/</b>	<b>Maximum Impervious Surfaces (% of Total Site)</b>	<b>Other</b>
Business Attraction and Expansion (BAE)	--	1 caretaker residence	10,000 sq. ft.	65%/h/	Minimum 20% landscaping
Industrial (I)	--	1 caretaker residence	10,000 sq. ft.	75%	Minimum 15% landscaping
Special Planning (SP)	Per Specific Plan based on similar land use classification	Per similar land use classification	Per similar land use classification	/i/	/i/
Public and Quasi Public (P)	--	0 du per 1 acre	No minimum parcel size	75%/j/	Minimum 20% landscaping

/a/ "Population density" is the number of residential units permitted on a single parcel multiplied by the "average household size" as determined by the 2000 Census, which equals 2.34 persons per household.

/b/ Higher densities are possible through density bonuses granted for the provision of affordable housing for households of low or very low income in accordance with the general plan.

/c/ May be increased to 10% for parcels 5 acres or less in size upon the review and approval of the City of Angels Planning Commission to accommodate minor facilities in support of passive recreational uses that may be compatible with some resource management areas.

/d/ Impervious surfaces totaling up to 20% may be permitted with review and approval of the City of Angels Planning Commission subject to site specifics, project needs and environmental constraints.

/e/ Impervious surfaces totaling up to 40% may be permitted with review and approval of the City of Angels Planning Commission subject to site specifics, project needs and environmental constraints.

/f/ Impervious surfaces totaling up to 60% are permitted for projects providing housing for low or very low income households in accordance with the general plan. Impervious surfaces totaling up to 60% may be permitted with review and approval of the City of Angels Planning Commission subject to site specifics, project needs and environmental constraints.

/g/ Impervious surfaces totaling up to 75% are permitted for projects providing housing for low or very low income households in accordance with the general plan.

/h/ Impervious surfaces totaling up to 75% may be permitted with review and approval of the City of Angels Planning Commission for target industries identified in the city's business attraction and expansion studies subject to site specifics, project needs and environmental constraints.

/i/ A minimum of 30% open spaces (including landscaping, recreational uses without buildings and natural areas) is required for this land use for parcels subject to a Specific Plan. A minimum of 25% open spaces (including landscaping, recreational uses without buildings and natural areas) is required for this land use for parcels not subject to a Specific Plan.

/j/ Public 75% or equal to requirements for adjoining land uses; whichever is less.

/k/ Dependent upon the on-site slopes and opportunities for clustering

/l/ Landscaping may be reduced to 15% with the provision of housing for low or very low income households in accordance with the general plan.

/m/ Landscaping may be reduced to 10% with the provision of housing for low or very low income households in accordance with the general plan.

/n/ Minimum parcel sizes should not be used to determine permitted density for parcels.

/o/ For Residential Cottage (RC) Zoning District only.